091.0	0002	0012.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	773,000 /	773,000
USE VALUE:	773,000 /	773,000
ASSESSED:	773,000 /	773,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		JANET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY ROBERT/ETAL
Owner 2:	KELLY BERNADETTE M
Owner 3:	
Street 1:	11 JANET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1868, having primarily Aluminum Exterior and 1937 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	346,900	6,100	420,000	773,000
Total Card	0.138	346,900	6,100	420,000	773,000
Total Parcel	0.138	346,900	6,100	420,000	773,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.07 | /Parcel: 399.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58396
GIS Ref	
GIS Ref	
Insp Date	11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0012.B

!7375!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,900	6100	6,000.	420,000	773,000	773,000	Year End Roll	12/18/2019
2019	101	FV	262,600	6400	6,000.	426,000	695,000	695,000	Year End Roll	1/3/2019
2018	101	FV	262,600	6400	6,000.	318,000	587,000	587,000	Year End Roll	12/20/2017
2017	101	FV	262,600	6400	6,000.	288,000	557,000	557,000	Year End Roll	1/3/2017
2016	101	FV	262,600	6400	6,000.	276,000	545,000	545,000	Year End	1/4/2016
2015	101	FV	247,400	6600	6,000.	234,000	488,000	488,000	Year End Roll	12/11/2014
2014	101	FV	247,400	6600	6,000.	222,000	476,000	476,000	Year End Roll	12/16/2013
2013	101	FV	247,400	6600	6,000.	211,200	465,200	465,200		12/13/2012

PRINT

Date	Time
12/10/20	22:01:13

LAST REV

Date	Time
05/07/19	13:42:40
apro	

PAT ACCT. 7375

USER DEFINED

Prior Id # 1:	58396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VINCENT THOMAS	25853-577		11/29/1995		140,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Meas/Inspect	163	PATRIOT
3/13/2000	Meas/Inspect	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

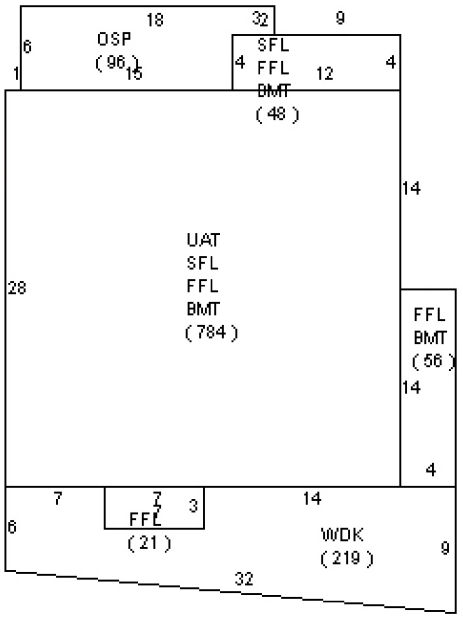
Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1868	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25310159
Const Adj.:	0.99989998
Adj $ / SQ:	162.887
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426198
Depreciation:	79273
Depreciated Total:	346925

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.89
Special Features:	0	Val/Su Net:	110.48
Final Total:	346900	Val/Su SzAd	199.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	909	162.890	148,064
BMT	Basement	888	48.870	43,393
SFL	Second Floor	832	162.890	135,522
WDK	Deck	219	10.570	2,314
UAT	Upper Attic	196	114.020	22,348
OSP	Screen Porch	96	37.050	3,557

Net Sketched Area:	3,140			Total:	355,198
Size Ad	1741	Gross Are	3728	FinArea	1937

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1970	18.09	T	39.2	101			5,600			5,600
A2	WOOD SHD	D	Y	1	10X12	A	FR	1970	7.67	T	49	101			500			500

More: N	Total Yard Items:	6,100	Total Special Featues:		Total: 6,100